



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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To: Board of Supervisors, Planning Agency, California Department of Housing & Community Development, Governor's Office of Planning & Research

From: Gary Helfrich, Planner III
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County of Sonoma

Subject: 2010 General Plan Implementation Progress Report

Date: March 22, 2011

HOUSING POLICY
DEVELOPMENT, HCD

APR 04 2011

EXECUTIVE SUMMARY

The County completed an update to the General Plan with adoption of General Plan 2020 (GP2020) by the Board of Supervisors on September 23, 2008. Since adoption of GP2020, the following elements have been amended or adopted:

- Housing Element – Adopted May 2009 and certified by the California Department of Housing and Community Development (HCD) June 2009
- Land Use Element – Amended November 2008, February 2009, March 2009, December 2009, June 2010, August 2010, November 2010, and December 2010
- Circulation and Transit Element – Amended August 2010 to meet requirements of the Complete Streets Act of 2008
- Open Space and Resource Conservation Element – Amended August 2010 to move transportation-related bicycle and pedestrian policies to the Circulation and Transit Element

The broad purpose of GP 2020 is to express a strategy for creating a sustainable future for Sonoma County by guiding actions and decisions on future growth, development, and conservation of resources.

The Annual Report has been prepared to meet State reporting requirements and provides an update to the Board of Supervisors and the Planning Agency of status and progress towards implementing the County General Plan during calendar year 2010. This Report also fulfills a legal requirement to report to the State of California on the County's progress towards implementing the various policies and programs of its General Plan, with an emphasis on meeting the Housing Element objectives.

Tables displaying the status of General Plan and Housing Element program implementation are included as attachments to this Report.

INTRODUCTION

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400(b)(1), which mandates the County to prepare an annual report on the status of the General Plan and progress in its implementation. This report will cover the County's development related activities during calendar year 2010. A copy of this report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Providing a copy to HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).

GENERAL PLAN PROGRAM UPDATE

The status of all General Plan and Housing Element programs is shown in *Attachments 1 and 2*. The 2010 Report on the County Fund for Housing is provided as *Attachment 3*. General Plan implementation projects and major planning efforts completed or underway in 2010 include the following:

Development Code Update (Ongoing Project)

The Development Code Update represents the first major reorganization of the County's Zoning Ordinance since the 1960s. This new format will be consistent with most of the newer code formats used in Santa Rosa, Windsor, and Sonoma, which will make the code more familiar and user-friendly to the public. The new Development Code will also integrate better with other chapters of the County Code by using consistent language and terminology. The Development Code update is anticipated to be heard by the Planning Commission in summer 2011, with informational workshops scheduled prior to public hearings.

2010 Bicycle and Pedestrian Plan (Adopted August 2010)

The 2010 Bicycle and Pedestrian Plan is the result of a three year effort to develop a new plan that would guide development of non-motorized transportation facilities. The County's Bicycle and Pedestrian Plan had not been updated since its first adoption in 1997, resulting in the County becoming ineligible for a number of State and Federal funding programs. The 2010 Bicycle and Pedestrian Plan was certified by the Metropolitan Transportation Commission in November of 2010, and the County's eligibility for all state funding programs has been regained.

Circulation and Transit Element Update (Adopted August 2010)

The Complete Streets Act of 2008 amended the California Government Code to require Circulation and Transit Element goals, objectives and policies to consider the needs of all users on a co-equal basis when building or maintaining any part of our transportation infrastructure. The intent of this new law is for transportation planning to move beyond considering only the needs of automobiles when planning for the future of transportation. To comply with Complete Streets, policies related to bicycle and pedestrian facility development were moved from the Open Space and Resource Conservation Element and into the Circulation Element. Additionally, bikeways are now identified as future transportation improvements rather than recreational facilities.

Design Guidelines for the Russian River area and the community of Penngrove (Adopted December 2010)

These projects serve to implement the Open Space and Resource Conservation Element's Urban Design Standards Program, which calls for development of urban design standards for unincorporated communities. The character of the Russian River area and Penngrove are unique, and numerous stakeholder meetings were held over a one-year period in order to develop plans that reflect both community's values and vision for the future. Other communities will be served by generalized standards for urban areas that are being developed as part of the Development Code Update.

Local Coastal Program Update (Ongoing Project)

The Local Coastal Program (LCP) is planning document and zoning that guides development in the Coastal Zone, in partnership with the California Coastal Commission. The LCP contains goals, objectives, and policies to protect resources along the Sonoma Coast and guide future development in the Coastal Zone.

Because the LCP serves as the General Plan for the Coastal Zone, the LCP update was placed on hold until after General Plan 2020 was adopted in order to integrate the LCP with the updated General Plan. An administrative draft is in preparation, and has received preliminary review by Coastal Commission staff. PRMD is in the process of responding to Coastal Commission staff recommendations and public hearings before the Planning Commission are anticipated for late 2011. Following adoption by the Board of Supervisors, the LCP will be submitted to the Coastal Commission for final review and certification.

Local Hazard Mitigation Plan Update (Ongoing Project)

The Local Hazard Mitigation Plan is mandated by the Federal Disaster Mitigation Act of 2000 and was first adopted in 2006. The Plan identifies actions the County can take to minimize risks from both natural and man-made events and conditions. This plan implements many of the programs identified in the Public Safety Element. The Plan is updated on a five-year cycle through grants provided by the Department of Homeland Security. Public hearings before the Planning Commission are anticipated for summer 2011.

Sustainability Code Revisions (Ongoing Project)

The project will amend the Zoning Ordinance General Regulations (Article 88) to include standards and policies related to renewable energy including:

- Biofuel production facilities
- Low temperature geothermal energy
- Solar access protection
- Large scale solar power generation facilities
- Wind and wave energy power generation facilities

This project is funded by an American Recovery and Reinvestment Act grant. Public hearings before the Planning Commission are anticipated for fall of 2011.

Biotic Resource Rezoning (Ongoing Project)

This project will revise the Biotic Habitat Area on the Open Space maps to reflect the best mapped data available at this time. The project will also replace the current BR combining district with a BH (Biotic Habitat) district and an SC (Streamside Conservation) district. The SC district will include all waterways shown on USGS 7.5 minute quad maps, which brings the zoning code into consistency with General Plan criteria for streamside conservation areas. Public hearings before the Planning Commission are anticipated for Mid-2011.

Scenic Resource Rezoning (Ongoing Project)

This project will implement Open Space and Resource Conservation Element Programs 1 and 6, which call for expansion of Community Separator lands, and revising the Zoning Ordinance to be consistent with General Plan policies that expand protection of scenic resources. Design guidelines are under development for the Mayacamas Scenic Landscape Unit, and the Bennett Valley, Oat Valley, and Dry Creek Valley Scenic Landscape Unit boundaries will be expanded, consistent with the adopted General Plan. The project will also streamline zoning for these resources by consolidating the Scenic Resource and Scenic Design Combining districts. Public hearings before the Planning Commission are anticipated for spring 2011.

Vacation Rental Ordinance (Adopted November 2010)

The Vacation Rental Ordinance implements several Housing Element programs. Consistent with these programs, the Vacation Rental Ordinance prohibits vacation rentals and timeshares in high density residential zoning districts and establishes standards for vacation rentals in other districts to ensure they are operated in a manner consistent with the intent of the purposes of the underlying zoning districts.

Housing Element Program Implementation Project (Adopted March 2010)

This Project amended the Zoning Ordinance to comply with recent changes to state law and to meet the Affordable Housing Program requirements. The following changes to the Zoning Ordinance were adopted:

- New definitions of “congregate housing”, “development standard”, “transitional housing”, and “permanent supportive housing” added to be consistent with state law.
- Establish transitional housing as a permitted use in residential zoning districts.
- Establish emergency homeless shelters as a permitted use in the PF (Public Facilities) and M1 (Limited Urban Industrial) zoning districts.
- Development standards for Density Bonus projects brought into consistency with State law.
- Affordable housing standards for projects within redevelopment areas brought into consistency with State law.
- Use the “affordable by design” concept to allow affordable housing program exemptions for new single family homes that provide agricultural employee units of not more than 1,000 square feet.
- Delete Article 60 (J Manufactured Home Exclusion Combining District), as required by state law.

HOUSING ELEMENT REPORTING REQUIREMENTS

The Board of Supervisors adopted GP2020 on September 20, 2008, with the updated Housing Element adopted by the Board of Supervisors on May 5, 2009. As noted above, a number of housing programs have been already been implemented including zone changes during 2010 to allow for homeless shelters, permanent supportive housing, and transitional housing. The new vacation rental ordinance that protects existing high-density uses and sites was also adopted during 2010, and planning work has been initiated on Roseland's Mission Housing mixed-use redevelopment project.

Regional Housing Need

The County is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD's guidelines for reporting the County's progress toward meeting its regional housing needs. The Association of Bay Area Governments (ABAG) has adopted a Regional Housing Needs Allocation (RHNA), pursuant to Government Code Section 65584, for all jurisdictions within the County of Sonoma. In order to provide for the projected population growth within the region, Sonoma County was determined to need 1,364 new housing units for the 7-year period between 2007 and 2014, including 264 units affordable to moderate-income households and 536 units affordable to lower (very-low and low) income households. As of the end of 2010, the County had issued permits for 82 lower-income units, 122 moderate-income units, and 374 above-moderate income units. The remaining need during this planning period (through 2014) is for 454 lower-income units, 142 moderate-income units, and 190 above-moderate income units. This information is provided in *Table 1* (below). As shown in Table 1 below, a large number of the housing units issued by the County between 01/01/2007 and 12/31/2010 have been affordable. The highest remaining need is for units for very-low-income households.

Table 1: Sonoma County's Progress in Meeting its Regional Housing Needs 2007-2014 Reporting Period Ending 12/31/2010					
Income Group	Regional Housing Need 2007-2014	Permits Issued 2007-2009	Permits Issued 2010	Need Met by County through 12/31/2010	Remaining Need by 2014
Very-Low	319	0	34	34	285
Low	217	29	19	48	169
Moderate	264	105	17	122	142
Above Moderate	564	349	25	374	190
Total:	1364 units	483 units	95 units	578 units	786 units

2010 Construction Activity

Permits issued were up for all types of housing units in 2010 relative to 2009, but still well below historic production levels. Despite the building downturn, the Permit and Resource Management Department (PRMD) continues to experience affordable housing building and entitlement activity. During 2010, building permits issued included 70 permits for affordable units, and applications for an additional 109 affordable units were in the planning process during 2010.

The County's Affordable Housing Program requires all new development to contribute to affordable housing, and incentivizes the construction of second dwelling units to meet the affordable housing contribution requirement for individual single family dwellings. Because of their limited size, second dwelling units are considered affordable; a survey conducted during 2006 established the average level of affordability at "moderate" for newer detached units and at "lower for older units and attached units. Permits were issued for 26 second dwelling units during 2010.

LIST OF ATTACHMENTS:

Attachment 1: General Plan Program Implementation Status Table
Attachment 2: Housing Element Program Implementation Status Table
Attachment 3: 2010 County Fund for Housing (CFH) Status Report

Attachment 1

2010 Status of GP2020 Implementation Programs

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Agricultural Resources Element						
Revisions of Agricultural Zoning District Regulations	Rewrite the agricultural zoning districts and other relevant sections of the Sonoma County code to reflect accurately the policies of the Agricultural Resources Element (Policy reference: Sections 2.5 and 2.6).	PRMD	2011	Underway	Part of Williamson Act Rules Update	AR01
Subdivision Ordinance Regulations in Agricultural Areas	Prepare an amendment to the Subdivision Ordinance providing findings for approval of clustered residential lots in the "Land Extensive Agriculture" and "Diverse Agriculture" categories, requiring a long term protective easement when clustered subdivision has occurred and providing subdivision conditions to minimize conflicts and maximize long term agriculture protection (Policy reference: AR-3b, 3c, 3d, 3e).	PRMD	2013	Not Started	Development Code Update Phase II	AR02
Right to Farm Ordinance	Continue to implement the Right to Farm Ordinance which describes normal farm practices expected to occur in agricultural areas and insures the right of the farmer to continue such practices subject to appropriate health and safety standards. The ordinance shall specify that it applies only to areas designated with agricultural land use categories. A summary of the ordinance shall be mailed annually to all property owners with tax bills (Policy reference: AR-4d).	PRMD	Ongoing Program	Underway	Record Right-to Farm Declarations as applicable to specific projects	AR03
Transfer of Development Rights Proposal	Prepare a voluntary transfer of development rights proposal establishing requirements and procedures for transfer of development rights from certain agricultural areas to specified receiving areas. Receiving areas may be jointly identified by a city through a joint powers agreement (Policy reference: AR-8d, 8e, 2d).	PRMD/CITY	2014	Not Started	Need to set stakeholders meeting and develop policy	AR04
Farmworker Housing	Establish a program, working with the Sonoma County Community Development Commission to provide seasonal farm workers with mobile housing which could be located on any specific parcel during harvest (Policy reference: AR-7d).	PRMD/CDC	2013	Not Started	Development Code Update Phase II	AR05
Design Guidelines Promoting Rural Character for Agricultural Support Uses,	Review current County Code and Design Guidelines applicable to agricultural support uses in rural areas and consider revising to reduce or minimize County imposed urban style improvements (Policy reference: AR-9h).	PRMD	2012	Not Started	Development Code Update	AR06
Sonoma Valley Event Coordination	The County would initiate a pilot event coordination program in the Sonoma Valley Planning Area to monitor and track special events on agricultural lands and agriculture-related events on other lands to reduce cumulative impacts (Policy reference: AR-6d).	PRMD	2013	Not Started	Pilot Program Development needs to be developed	AR07
Farm Homestays	Revise the Zoning and other Codes to allow farm homestays in agricultural areas (Policy reference: AR-6b).	PRMD	2011	Underway	Part of Williamson Act Rules Update	AR08

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Air Transportation Element						
Charles M. Schulz Sonoma County Airport Master Plan	The Airport Division will be responsible for updating and maintaining the Charles M. Schulz Sonoma County Airport Master Plan to be consistent with this element (Policy reference: AT-4a). The Airport Division will be responsible for review, revision, and maintenance of the Draft Approach Protection Plan to assure that the policies of the Air Transportation Element are reflected. The impact, approach protection methods and recommendations sections will need to be reviewed for consistency with the Air Transportation Element. The plan shall provide for historical or archaeological assessments and resulting site mitigation where appropriate prior to demolition of any structure or construction of permanent airport facilities (Policy reference: AT-1f).	TPW	2011	Underway	Draft Airport Master Plan being prepared	AT01
Approach Protection Plan	The ALUC would be responsible for reviewing its CALUP in light of the Air Transportation Element, Master Plan, and Noise Program. The Planning Agency staff would provide staff support for this effort. Should the number of annual operations at Charles M. Schulz Sonoma County Airport approach or exceed the projections in the CALUP, the ALUC should be notified that new projections and noise exposure contours may be necessary.	TPW	2012	Not Started	Approach Protection to follow adoption of the Airport Master Plan	AT02
Amendments to the Airport Land Use Policy Plan	The Airport Division will be responsible for implementing a noise complaint and reporting program that complies with State guidelines, including a 24 hour directory listing and answering machine, recording and investigation of complaints, summary reports, and recommendations to be submitted annually to the Board of Supervisors. (Policy reference: AT-3e).	ALUC	2012	Not Started	CALUP review to follow adopting of the Airport Master Plan	AT03
Noise Complaint and Reporting Program at Charles M. Schulz Sonoma County Airport	The Permit and Resource Management Department will be responsible for preparing an Airport Protection Combining District for consideration by the Board of Supervisors that would implement the Sonoma County Comprehensive Airport Land Use Plan (CALUP) by identifying lands that are subject to its policies and regulations. The Combining District would encompass the area within the ALUC Primary Referral Area Boundary for the six public use airports, and would provide notification to property owners and developers of possible land use restrictions associated with the CALUP. The work would be done in the short term (Policy reference: AT-1i).	TPW	Ongoing Program	Underway	Monitoring Program	AT04
Airport Protection Combining District	The Permit and Resource Management Department will be responsible for preparing an Airport Protection Combining District for consideration by the Board of Supervisors that would implement the Sonoma County Comprehensive Airport Land Use Plan (CALUP) by identifying lands that are subject to its policies and regulations. The Combining District would encompass the area within the ALUC Primary Referral Area Boundary for the six public use airports, and would provide notification to property owners and developers of possible land use restrictions associated with the CALUP. The work would be done in the short term (Policy reference: AT-1i).	PRMD	2012	Not started	Requires adoption of Airport Master Plan before developing Combining District	AT05

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Circulation and Transit Element						
Ordinances Establishing Traffic Mitigation Fees	Maintain and update County Development Code establishing traffic mitigation and roadway improvement fees (Policy reference: CT-6b, 6c).	PRMD TPW	Ongoing	Underway	Fees have been established. Will need to be updated periodically as a maintenance activity.	CT01
Subregional Traffic Mitigation	The County would work with the SCTA and Cities, to agree upon a countywide or subregional traffic mitigation fee that would fund needed countywide or subregional capacity improvements (Policy reference: CT-1n, 1o, 6b).	PRMD CITIES SCTA	2010	Complete (See Comment)	SCTA declined to develop regional fee; Countywide Traffic Mitigation Fees are requested on referrals from cities and several have required payment of Countywide Traffic Mitigation Fees	CT02
Local Sales Tax Measure	Planned circulation and transit improvements may require funding in addition to that already provided by Measure M. State law enables local jurisdictions to levy a sales tax increase of 0.25 to 1.0 percent for public transit. State highway or local street and road projects. Working through the SCTA and SMART, the County would utilize this authority to place before voters one or more measures to fund planned circulation and transit improvements, safety, and/or maintenance projects and concurrent growth management strategy (Policy reference: CT-1m).	SCTA BOS	Unknown	Not Started	Requires Board of Supervisors and/or SCTA to develop measure and place on ballot.	CT03
Monitoring Programs	Develop funding to enable the County Department of Transportation and Public Works to perform an enhanced traffic counting program, including regular truck classification counts and some counts on State Highways. Additional traffic studies would be carried out in specific areas as needed. The County would also participate with the SCTA and Cities in the refinement and maintenance of the countywide traffic model utilized for the update of the General Plan, providing traffic counts, transit ridership data, and land use data necessary for keeping the model current with land use, development, and circulation and transit conditions. The updated model can also be used to evaluate countywide impacts from new development. Traffic counts would also be the primary data collected for assessment of weekend traffic volumes (Policy Reference CT-1g, 3t, 5d). Using current procedures developed by the Metropolitan Transportation Authority, the County will establish count locations and methodology for bicycle and pedestrian facilities. This program will also maintain an inventory of existing bicycle and pedestrian facilities that identifies facility gaps, physical condition of the facilities, and priorities for maintenance and improvement (Policy Reference: CT-3mm).	TPW SCTA CITIES	Ongoing	Underway	SCTA regional model updated with County land use in fall of 2010. Develop work plan and identify priority for Traffic Count Program.	CT04
Bicycle and Pedestrian Data Collection	The County would maintain a transit agency to provide intercity transit services and provide local service by contract within the Cities. Services may include express commute buses (Policy reference: CT-2a, 2l, 2m, 2n, 2p).	TPW PARKS SCTA	Ongoing	Underway	Counts done by SCTA/SCT during summer of 2010. SCTA is acting as clearing house for data provided by Cities and County	CT05
Sonoma County Transit Agency Capital Project Plan/Budget	The County would utilize the Capital Project Plan to establish priorities and scheduling for roadway construction projects and transit facility construction. Finance roadway and transit facility construction through a combination of revenue sources, including traffic mitigation fees, the general fund and categorical grants such as those offered under the Transportation Development Act, as well as other Federal and State programs and other City, County, and developer contributions (Policy reference: CT-1a).	TRANSIT	Ongoing	Underway	Expansion of County Transit Services are limited by budgetary constraints	CT06
		TPW	Ongoing	Underway	Capital Projects Plan developed and updated as necessary by TPW	CT07

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Transportation Planning Programs	The County would continue to participate with all regional, countywide, and local planning and funding entities that are responsible for provision of circulation and transit system improvements, including MTC, SCTA, Caltrans, SMART, Transportation Planning Council, North Coast Rail Authority, and other entities as they may arise (Policy reference: CT-2f, 2g, 5a, 5c, 6a, 6e).	SCTA AGENCIES	Ongoing	Underway	Participation with other Agency programs subject to staffing constraints	CT08
Penngrove Traffic Calming Program	The County would utilize the countywide traffic model to prepare a detailed operational analysis of potential traffic calming improvements that would be effective in reducing the amount of through traffic that would utilize the local streets and roads in that community. The analysis would be conducted in cooperation with the community with opportunities for citizen input. This program should be initiated immediately so as to coincide with the new development proposed by the City of Rohnert Park along the Petaluma Hill Road corridor (Policy reference CT-7v).	SCTA TPW	Unknown	On Hold	SCTA completed an origin/destination study for Penngrove in 2009. As of 2010, funding necessary to continue planning efforts is unavailable. Currently seeking additional funding sources	CT09
Petaluma Hill Rd Diversion Feasibility Study	The County would work with adjoining Cities to evaluate the feasibility of diverting traffic from the Petaluma Hill Rd corridor onto Railroad Ave to and from Old Redwood Highway and Highway 101. The study would also include other options for providing east/west connection to the Highway 101 SMART rail corridor (Policy reference: CT-7w, 7y).	TPW SCTA CITIES	Unknown	Not Started	SCTA completed an origin/destination study for Penngrove in 2009. As of 2010, funding necessary perform studies and engineering analysis is unavailable. Currently seeking additional funding sources	CT10
Airport Industrial Area Improvement Funding	The County would utilize the countywide traffic model as a foundation to prepare a detailed operational analysis of traffic congestion and intersection improvements on Airport Blvd serving the Airport Industrial Specific Plan Area. The analysis would identify all of the operational improvements necessary to meet LOS objectives and identify costs and a funding formula that would pay for capacity and operational improvements. The portion of the funding shared by existing and future development at the airport would be assessed through creation of an assessment district, traffic mitigation fees and/or similar mechanism (Policy reference: CT-7m).	SCTA TPW	Ongoing	Underway	Improvements in Airport Industrial Park to include a new interchange at Airport Blvd/101 and Laughlin Road extension are in design phase. Complete environmental review of capital projects pending and additional funding needs to be identified.	CT11
Heritage Roads	The County will establish a nomination and signage program for considering designation of certain older rural roads that meet the criteria of Policy CT-3k as "heritage roads" and development of design standards that would protect their unique character while maintaining safe road conditions (Policy reference: CT-4k).	PRMD TPW	Unknown	Not Started	Severely limited budget for road improvements makes it unlikely that road improvements will occur on rural roads in the foreseeable future. As of 2010, funding to implement this program has not been identified.	CT12
Bicycle Parking Design Guidelines	The County will develop design guidelines for location, placement, and design of bicycle parking facilities (Policy Reference: CT-3ff, 3gg).	PRMD TPW	2012	Underway	Standards for bicycle parking design were established as part of the 2010 Bicycle and Pedestrian Plan. Standards will be implemented as part of the Development Code Update.	CT13
Highway 101 Bicycle and Pedestrian Crossing	The County will establish pedestrian and bicycle friendly design standards for freeway interchanges and work with Caltrans to implement these standards in Sonoma County. The program will also identify appropriate locations to construct bicycle and pedestrian over/under crossings in order to improve east/west connectivity for bicycles and pedestrians (Policy Reference: CT-1q, 3p).	PRMD TPW CITIES SCTA	Ongoing	Underway	City of Santa Rosa has begun studies for an overpass near SRJC. Other locations will be studied in the future when funding becomes available through Caltrans Transportation Planning Grant Program	CT14

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Bridge Safety	The County will establish a improvement priority list of bridges along County bikeways with inadequate width or other safety deficiencies that create hazards for bicyclist and pedestrians. Priorities for improving these bridges will be based on hazards involved, gap closures, and anticipated usage by bicycles and pedestrians once the bridge is widened and hazards are eliminated (Policy Reference: CT-3(i)).	TPW ADVOCACY GROUPS	Ongoing	Underway	Santa Rosa Bicycle Coalition has begun collecting bikeway hazard data. TPW has established a Hazard Reporting Program to collect and maintain this data.	CT15
Pedi/Bike-Bus Program	The County, in collaboration with school district and parents groups will develop a program students are met at their homes and taken to school on foot and/or by bicycle, using volunteers. The program is based on the school bus model: Students wait for the Pedi/Bike-Bus at "stops" in front of specified signs giving Pedi/Bike-Bus schedules, and volunteer parent details, and then join the "bus" to complete their journey to school, with volunteer parents. The program is based voluntary parental collaboration with organizational and logistics support from school districts. (Policy Reference: CT-3zz).	SCHOOLS PRMD	Unknown	Not Started	State or Federal Safe Routes to Schools funding is necessary to develop and implement program. Safe Routes funding is competitive, and projects such as constructing sidewalks are higher priority.	CT16
Class I Bikeway Maintenance Funding	The County will establish a strategy to identify and secure a permanent funding mechanism for maintenance and operation of Class I bikeways (Policy Reference: CT-3nn).	PARKS BOS	Unknown	Not Started	In the past, transient occupancy tax and interest on General Fund reserves provided funding for Class I maintenance. As of 2010, a replacement for these funding sources has not been identified.	CT17
Guaranteed Ride	The County will develop a program that guarantees commuters who regularly vanpool, carpool, bike, walk, or take transit with a reliable ride home in the case of personal emergency, sickness, or unscheduled overtime. Participants will be issued vouchers good for a free ride home in a taxi or rental car, depending on distance between work and home. (Policy Reference: CT-3ii)	GS CAO	Unknown	Not Started	This program is also part of the County's Climate Protection Action Plan. As of 2010, General Service did not have adequate staff to develop and implement this program.	CT18
Bicycle Boulevard Program	The County will develop Bicycle Boulevard design standards and identify streets that are appropriate for conversion to Bicycle Boulevards. A Bicycle Boulevard is a street where all types of vehicles are allowed, but the roadway is modified as needed to enhance bicycle safety and convenience. Typically these modifications will also calm traffic and improve pedestrian safety. (Policy Reference: CT-3o)	TPW	Unknown	Not Started	Standards will be developed as community needs are identified in the future.	CT19
Bicycle and Pedestrian Level of Service	The County will develop Level of Service standards for bicycle and pedestrian facilities that would evaluate demand for travel, facility deficiencies, length of trip, and proximity to generators and attractors for the bicycle and pedestrian transportation network in order to: (1) Establish method to rate performance of various segments of the networks and (2) Establish thresholds to determine when a discretionary project would have an impact on bicycle and pedestrian facilities, and (3) identify actions needed to mitigate impacts. (Policy Reference: CT-3g, 3h, 3i).	PRMD TPW	2011	Underway	PRMD and TPW are developing a draft standard for non-motorized LOS in partnership with local traffic consultants.	CT20

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	Land Use Element					
Local Coastal Program (LCP) Update	The LCP update is currently underway primarily in response to the Coastal Commission's request to address storm water pollution issues. The update is also necessary in order to assure that the General Plan and LCP are properly integrated. As the update proceeds, the appropriate integration will be provided, while assuring that the LCP meets the Coastal Act requirements as determined by the Commission (Policy reference: LU-1a).	PRMD	2011	Underway	Preparation of Public Review Draft Local Coastal Plan is underway. California Coastal Commission staff has reviewed administrative draft sections and provided comments to PRMD staff. LCP is being revised in response to these comments.	LU01
Certificates of Compliance and Lot Merger Policies	Amend County regulations to reduce the potential for resurrection of older substandard lots that conflict with General Plan and Zoning land use policies (Policy reference: LU-1k, 1l, 1m, 1n, 1o).	PRMD	2013	Not Started	Development Code Update Phase II	LU02
Social and Administrative Services Master Plan	The County would work with the cities to assess and project future social and administrative service needs and develop a fair share methodology for sharing the responsibility for providing such services (Policy reference: LU-4e).	HEALTH GS	Unknown	Not Started	County and Cities have not identified necessary resources or funding for planning effort.	LU03
Local Area Development Guidelines	As part of the update of the Integrated Development Code, repeat eight Specific Plans so listed in Policy LU-1a to Local Area Development Guidelines in the Development Code (Policy reference: LU-1a).	PRMD	2011	Underway	Staff found that with exception of streamside conservation areas, all other standards have been incorporated in zoning. Setbacks will be incorporated as part of Biotic Resource rezoning and Area Plans can be repealed.	LU04
Development Activity Monitoring	Development and building permit activities shall be monitored within the major use categories for each planning area for lands within each Urban Service Area. Reports to the Board of Supervisors would be prepared on an annual basis (Policy reference: LU-1c and LU-1b).	PRMD	Annually	Underway	Data on Housing provided in Annual Report; Database for Winery Development is complete and maintained on an annual basis.	LU05
New Local Area Development Guidelines for Board Authorized Areas.	Local Area Development Guidelines for unincorporated areas may be prepared and incorporated into Development Code Article 90 (Local Area Development Guidelines) at the discretion of the Board of Supervisors (Policy reference: LU-1a).	PRMD	2010	Completed	Russian River and Penn Grove Design Guidelines completed December 2010.	LU06
Annual Report on the status of the General Plan and General Plan	Prepare an annual report on the status of the General Plan and prioritize future programs. Develop and implement a program of monitoring various indicators as a measure of the quality of life in the county and the effectiveness of the General Plan.	PRMD	Ongoing	Underway	Historic Guidelines for Freestone, Occidental, Bodega, and Duncans Mills are underway.	LU07
Agricultural Uses in Residential Zones	As part of the update of the Integrated Development Code, include additional opportunities for agricultural uses in the "Agricultural and Residential" Zoning District (Policy reference: LU-6d).	PRMD	2011	Underway	Annual Report. Monitoring Indicators will be developed as part of the Climate Action Plan.	LU08
Long Term Occupancy of Campgrounds and Recreational Vehicle Parks	PRMD would establish a Pilot Program to allow long term occupancy of existing recreational campgrounds and recreational vehicle parks on a limited basis. Based upon the Pilot Program, the County would consider whether or not to continue or expand the program. (Policy Reference: Sections 2.3, 2.6, and 2.7).	PRMD	2013	Not Started	Development Code Update Phase II	LU09

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Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Noise Element						
Incorporate Noise Analysis into the Permit Review Procedures	Special permit review procedures will be established for projects which involve generation of significant noise levels and projects which are located in noise impacted areas. Acoustical reports may be prepared and mitigating measures required for projects. Noise attenuation measures may be included in the design review manual (Policy reference: NE-1b, 1c, 1d, 1f, 1m).	PRMD	Ongoing	Completed	Noise Reports are required for discretionary projects that are either noise generators or are noise sensitive land uses in noise impacted areas. Preliminary draft noise guidelines have been developed for use in noise studies.	NO01
Adopt a Noise Ordinance*	Preparation of draft ordinance by County Counsel, PRMD, Sheriff, and Health Services. The ordinance is to include noise performance standards expressed in Table NE-2 and others as appropriate. Exemptions, measurement methods, and procedures for variances and enforcement are to be included (Policy reference: NE-1h).	COUNTY COUNSEL PRMD SHERIFF HEALTH	Unknown	Not Started	Noise Ordinance development has not been possible due to funding constraints	NO02
Develop a Public Noise Education Program	Develop informational handouts for display in the Customer Service area, and for distribution to applicants, that provide information to the public and applicants about practices that will reduce noise impacts (Policy reference: NE-2a).	PRMD	Unknown	Not Started	Funding source has not been identified to develop program.	NO03

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2010 Status of GP2020 Implementation Programs

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Open Space and Resource Conservation Element						
Open Space Development Code Amendments	Revise Development Code Regulations to conform to the 2020 General Plan, including provisions for scenic, biotic, soils, timber, mineral, energy, archaeological resources, and cultural resources (Policy reference: NA).	PRMD	2012	Underway	Development Code Update and revisions to Scenic Resource and Scenic Design Combining Zoning Districts	OS01
Subdivision Ordinance Amendment to Establish Open Space Siting Requirements	Prepare an ordinance amendment that would require building envelopes in Community Separators and Scenic Landscape Units and building setbacks for Scenic Corridors, Riparian Corridors and Biotic Habitat Areas. (Policy reference: NA).	PRMD	2011	Underway	Subdivision Ordinance to be amended as part of the Scenic Resource and Biotic Resource rezoning projects.	OS02
Request State Scenic Highway Designations for Highway 1 and Highway 37	Adopt a resolution requesting a State study and appointment of citizens committee that includes representation from property owners along these corridors. The final Scenic Highway report will be sent to the Board and the State for approval (Policy reference: OSRC-3i).	PRMD	Unknown	Not Started	Funding source has not been identified to develop report.	OS03
Extension of the Sonoma County Agriculture Preservation and Open Space District	Prior to expiration, place measure on the ballot to extend the Sonoma County Agriculture and Open Space Preservation District to acquire and administer open space lands (Policy reference: OSRC-1h).	SCAP/OSD	2010	Completed	Ballot Measure adopted	OS04
Acquisition of Lands for Parks and Trails	The Regional Parks Department will continue to include in its five-year capital improvement program any proposed County acquisition or development of lands for parks and trails (Policy reference: NA).	PARKS	Ongoing	Underway	Regional Parks Capital Projects Program	OS05
Expansion of Community Separator Lands	Develop and implement a public involvement program to identify and consider designation of additional lands around each community in the County as Community Separator. Include broad community and landowner participation in identifying potential lands and provide timely notification to all owners of property proposed for designation. The highest priority for this program would be some of the Priority Greenbelts designated in the Sonoma County Agricultural Preservation and Open Space District's Acquisition Plan that are generally located close to urban boundaries, lands between the Cities of Rohnert Park and Cotati and the Penngrove community, and lands between the Cities of Healdsburg and Cloverdale. The possible designation of lands near Cloverdale would be accomplished in cooperation with that City's effort to establish a voter approved Urban Growth Boundary (Policy reference: NA).	PRMD	2011	Underway	Revisions to Scenic Resource and Scenic Design Combining Zoning Districts will expand protection of visual resources near urbanized areas	OS06
Outdoor Lighting Standards	Prepare countywide standards for preservation and conservation of night time skies in the use of outdoor lighting. Develop standards for night time lighting specific to the use and location, including but not limited to parking lots, security lighting, street lighting, commercial establishments, visitor serving uses, hillside homes, and signage. The program will apply to all new development, County projects, signage, retrofitting, expansions, and remodeling, and all new and replacement lighting fixtures/systems. The program will include a voluntary educational component to encourage existing sources of light pollution to convert to less glaring lighting systems. The program will be incorporated into the Development Code (Policy reference: OSRC-4a, 4b, 4c).	PRMD	2012	Underway	Development Code Update	OS07

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2010 Status of GP2020 Implementation Programs

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Scenic Highway 116 Program	Prepare Local Area Development Guidelines for land areas encompassing the general corridor area identified in the 116 Scenic Highway Corridor Study, September 1998, and incorporated into Development Code Article 90 (Local Area Development Guidelines). Such guidelines shall be derived from the local objectives and policies contained in that study. The Scenic Landscape Unit boundaries shall be expanded to encompass the general corridor area mapped in that study. Properties within new Scenic Landscape Unit areas shall be rezoned to SR accordingly (Policy reference: OSRC-2c, 3b).	PRMD	2012	Underway	Begun as part of the General Plan 2020 update. Rezoning will occur as part of the Development Code Update.	OS08
Urban Design Standards	Develop Urban Design Guidelines on a community by community basis for Urban Service Areas to implement the Urban Design Policies of the General Plan (Policy reference: OSRC-5a).	PRMD	2012	Underway	Development Code Update. Staff has found that with the exception of New Board Authorized Areas already developed under Program LU06 (Pengrove and Russian River), standards for urban areas are similar and can be applied generally.	OS09
Rural Character Code Revisions	Develop Rural Character Design Guidelines to be incorporated into the Development Code and publish a separate, illustrated document for public use (Policy reference: OSRC-6a).	PRMD	2013	Underway	Development Code Update Phase II	OS10
Rezoning of Designated Biotic Resource Areas	Prepare and adopt an ordinance zoning properties to correspond to the designated Biotic Habitat Areas and Streamside Conservation Areas (Policy reference: OSRC-7b and 8c). Prepare and adopt implementing ordinances for protection of designated Biotic Habitat Areas and Streamside Conservation Areas consistent with the Open Space and Resource Conservation Element (Policy reference: OSRC-7b, 8d, and 8e).	PRMD	2011	Underway	Part of Biotic Resource rezoning project	OS11
Biotic Resource Protection Ordinances	Send a letter to owners of property that includes designated Biotic Resource Areas that informs them of the designation and the proposed regulations (Policy reference: OSRC-7b and 8j). Periodically, but at least every five years, prepare a review of Riparian Corridor and Biotic Habitat Area Resource data and functions, including possible recommendations for revised designation and policies (Policy reference: OSRC-7e and 8l).	PRMD	2011	Underway	Part of Biotic Resource rezoning project	OS12
Landowner Notification of Biotic Resources	Conduct a study of cumulative habitat fragmentation, loss of connectivity, and exclusionary fencing on wildlife movement, including possible recommendations for corridor designation and protection policies (Policy reference: OSRC-7h).	PRMD	Ongoing	Underway	Biotic resource mapping is under review as part of the Biotic Resource rezoning project.	OS13
Periodic Review of Biotic Resources	Prepare a countywide habitat map(s) identifying and classifying various habitat types and develop a program for periodic policy review and consideration of habitat conservation plan(s) (Policy reference: OSRC-7i).	PRMD	Unknown	Not started	As of 2010, a funding source for this program not been identified.	OS14
Habitat Fragmentation Study	Develop a clearinghouse for biotic resource data and habitat information, and, if possible, provide it in electronic format (Policy reference: OSRC-7j).	PRMD	Unknown	Not started	As of 2010, a funding source for this program has not been identified.	OS15
Comprehensive Habitat Mapping Program	Establish an advisory committee to assist in a study of important oak woodlands and options for protection, including possible recommendations for protection (Policy reference: OSRC-7l).	PRMD	Unknown	Not started	As of 2010, a funding source has not been identified to catalogue information and develop a database.	OS16
Biotic Resource Data Clearinghouse	Establish an advisory committee to assist in a study of important oak woodlands and options for protection, including possible recommendations for protection (Policy reference: OSRC-7i).	PRMD	2011	Underway	Development of Oak Woodland Management Plan with Voluntary Program underway; Establishment of Advisory Committee to be done with Development Code Update	OS17
Oak Protection Study						OS18

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2010 Status of GP2020 Implementation Programs

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Grazing Land Riparian Corridor Study	Conduct a study of riparian corridors in grazing areas and the effects of livestock use on riparian habitat, including possible recommendations for habitat protection. Work with the Resource Conservation Districts to establish best management practices for grazing and pastures near streams (Policy reference: OSRC-8k).	PRMD/RCD	2011	Underway	Part of BR rezoning; BMP's incorporated into BR zoning text amendment.	OS19
Santa Rosa Plain Conservation Strategy	Work with affected cities and agencies to prepare a conservation strategy for Santa Rosa Plain in order to preserve, restore, and enhance the vernal pool and associated habitats (Policy reference: OSRC-7q).	PRMD/CITY	Unknown	On Hold	Conservation Strategy was developed but not adopted due to lack of funding for environmental review	OS20
Comprehensive Restoration Programs	Develop programs for preservation and restoration of the Laguna de Santa Rosa, San Pablo Bay margin, and other marshes (Policy reference: OSRC-7s, 7t).	PRMD	Unknown	Not Started	Funding source has not been identified	OS21
Flood Control Design Criteria	Work with the SCWA to clarify how the Flood Control Design Criteria creek setback standards can be utilized to protect streams that are not designated as Riparian Corridors (Policy reference: OSRC-8m).	PRMD SCWA	2009	Complete	Flood Control Design Criteria were updated by the SCWA and are applied to projects through the 2009 update of the Grading Ordinance.	OS22
Stream Protection Standards/Guidelines	Establish a process for developing and adopting updated standards, guidelines, and/or best management practices for protection of streams and riparian functions. Involve affected landowners, local groups and associations, Resource Conservation Districts, the Agricultural Commissioner, UC Cooperative Extension, The Regional Water Quality Control Boards, CDFG, and other regulatory agencies (Policy reference: OSRC-8j).	PRMD AGENCIES	2011	Underway	Streamsides conservation areas will be established as part of the Biotic Resource rezoning project.	OS23
Non-regulatory Stream Protection	Work with CDFG, the Agricultural Commissioner, the Resource Conservation Districts, UC Cooperative Extension, the Regional Water Quality Control Boards, and the Sonoma County Agricultural Preservation and Open Space District to support and strengthen non-regulatory programs for the protection of streams and riparian functions, including education, technical assistance, tax incentives and voluntary efforts (Policy reference: OSRC-8g).	PRMD OTHERS	2009	Ongoing	Best management practices were developed as part of the 2009 Grading Ordinance	OS24
Greenhouse Gas Emissions	Develop a program to reduce greenhouse gas emissions in concert with State and Federal standards (Policy reference: OSRC-14g).	PRMD STATE FED	2009	Underway	Education and technical assistance provided through PRMD customer service and the Agricultural Commissioners office.	OS25
Improved Mapping of Riparian Corridors	Support mapping by the Sonoma County Water Agency and other entities of all stream channels with "bed-and-banks". As this information becomes available, initiate rezoning to the BR Combining District for these streams, including corresponding General Plan Amendments necessary to designate them as Riparian Corridors (Policy reference: OSRC-8n).	SCWA PRMD GIS	2011	Underway	Existing SCWA mapping will be incorporated as part of Biotic Resource rezoning project. The BR rezoning project will also establish setbacks for Streamside Conservation Areas. The 2009 Grading Ordinance establishes setbacks for all streams with "bed and bank".	OS26

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2010 Status of GP2020 Implementation Programs

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Public Facilities and Services Element						
Wastewater Management System Master Plans	Work with wastewater service providers to prepare and adopt master facilities plans for all wastewater management entities serving the unincorporated area. (Policy reference: PF-1b). Review updated five year plans and budget for facility improvements for the Sonoma County Water Agency and all County wastewater management districts, parks and other facilities annually for General Plan consistency.	WASTEWATER PROVIDERS PRMD	Ongoing	Underway	PRMD is assisting providers with land use data and projections as Facility Plans are developed.	PF01
Capital Improvements Program	Provide maps, data and technical assistance, as resources permit, to school districts to assist in estimating the amount, rate and locations of projected population growth (Policy reference: PF-2k).	SCWA/PRMD	Ongoing	Underway	Review of Capital Improvement Plans for County agencies for determination of consistency with the General Plan	PF02
School Facility Planning Program	Prepare and update ordinances enabling the County to require the payment of fees and/or the dedication of lands for public facilities as a condition of approval for development projects (Policy reference: PF-2g, 2h, 2l).	SCHOOLS/PRMD	Ongoing	Underway	Coordinate with school districts as needed.	PF03
Ordinances Authorizing Development Fees and/or Dedication of Land for Public Facilities	Prepare and implement a Fire Services Master Plan (Policy reference PF-2m).	PRMD CAO	2011	Not started	Funding source has not been identified.	PF04
Fire Service Master Plan	Review existing zoning regulations and fee schedules in order to identify and consider streamlining of permit requirements and procedures that would reduce barriers to construction of child care facilities (Policy reference: PF 3i, 3j).	FES	Unknown	Not Started	Fire and Emergency Services is currently seeking funding to prepare and implement a Fire Services Master Plan.	PF05
Zoning Regulations for Child Care		PRMD	2011	Underway	Revisions for agricultural zoning districts are underway. Streamlined procedures have already been adopted for all other zoning districts.	PF06

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2010 Status of GP2020 Implementation Programs

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Public Safety Element						
Safety Hazards Information System	Log and maintain records of all mapping and reports regarding geologic and flood hazards information prepared for project applications and by other sources. Use the information in assessing constraints (Policy Reference: PS-1a, 1b, 1c, 2a, 2b). Develop a program to improve countywide street addressing in order to reduce emergency response times (Policy Reference: PS-3h).	PRMD FES SHERIFF	2009 Unknown	Completed Not started	Zoning database updated to reflect current FEMA and Geologic Hazards/Alquist Priolo Zones Workplan and priority not yet established. Funding source has not been identified.	PS01 PS10
Street Addressing Improvement	Prepare amendments to Sonoma County Code to clarify standards for drainage, erosion control and fire safety (Policy Reference: PS-2h, 2v, 3c).	PRMD	2009	Completed	Grading Ordinance, adopted in 2009, addresses standards for drainage and erosion control. Fire safe standards address fire safety.	PS02
Drainage, Erosion, and Fire Safety Standards for Subdivisions*	Maintain the Sonoma County Operational Area Hazardous Materials Incident Response Plan addressing prevention of and response to releases of hazardous materials and the proper disposal of hazardous wastes (Policy Reference: PS-4g).	FES	Ongoing	Underway	Part of Hazard Mitigation Plan Update	PS03
Hazard Materials Incident Response Plan	Prepare and adopt an ordinance requiring automatic sprinkler or other on-site fire detection and suppression systems in new residential and commercial structures (Policy Reference: PS-3i).	PRMD	2008	Completed	Ordinance adopted in 2008	PS04
Fire Sprinkler Ordinance	Develop a strategic plan for recovery of essential public facilities following disasters, particularly earthquakes (Policy Reference: PS-11).	CAO GS	Unknown	Started	CAO and General Services have begun Continuity of Operations Plan. Completion date is not known due to funding constraints.	PS05
Public Facility Recovery Plan	Prepare and adopt an ordinance requiring strengthening and/or reinforcement of unreinforced masonry buildings, except residential structures, that would consider the cost of the work and the value, frequency of use, and level of occupancy of the buildings (Policy Reference: PS-10).	PRMD	Unknown	Not started	Priority not yet established. Funding source has not been identified	PS06
Unreinforced Masonry Buildings	Develop a comprehensive plan addressing flood losses in the Russian River (Policy Reference: PS-2d).	PRMD	2012	Not started	Priority not yet established. Funding source has not been identified	PS07
Reduction of Russian River Flood Damage	Prepare and adopt an ordinance addressing zero net fill requirements in all areas of the unincorporated County subject to the 100 year FEMA flood hazard zones (Policy Reference: PS-2e).	PRMD	2009	Completed	Completed as part of the Grading Ordinance, adopted in 2009	PS08
Zero Net Fill Ordinance	Cooperatively with the City of Petaluma, initiate a program to identify existing risks and implement regional flood reduction projects within the Petaluma Subbasin (Policy Reference: PS-2h).	PRMD CITY	Unknown	Not started	County and City have not identified necessary resources or funding	PS09
Reduction of Petaluma River Flood Damage						

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2010 Status of GP2020 Implementation Programs

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Water Resources Element						
Education and Technical Assistance	Develop a public education and technical assistance program that provides property owners, applicants and the general public with information regarding stormwater pollution, efficient water use, and groundwater. Include the preparation of "best management practices" for agricultural cultivation that address reduction of peak runoff from cultivated slopes and erosion and sediment on slopes greater than 35 percent (Policy reference: WR-1a, -1j, -1r, -2a, -2b, -2h, -3h, -3b, -4b, -4e, -4f, -4h, -6a, -6b).	PRMD / Ag Commissioner	Ongoing	Underway	Demonstration project completed at PRMD building for stormwater controls; BMP guidelines developed as part of SCWA's Low Impact Design Guidelines.	WR01
County-owned Water Facilities	Prepare and implement a "best management practice" manual for minimizing stormwater pollutants associated with construction and maintenance of County buildings, roads, and other facilities. Assess water use in County operated facilities and implement programs for efficient water use and wastewater re-use (Policy reference: WR-1b, -4b, -4e, -4i).	PRMD GEN SVCS	Ongoing	Underway	General Services is installing landscaping at County facilities consistent with the Water Efficient Landscape Ordinance. SCWA Low Impact Design Guidelines used for BMP's	WR02
Stormwater Management Regulations	Work with the RWQCBs during the official formulation and adoption process for stormwater pollution management regulations affecting Sonoma County (Policy reference: WR-1c, -1e, -1f).	RWQCB/PRMD	2009	Completed	Completed as part of the Grading Ordinance, adopted in 2009	WR03
Total Maximum Daily Load (TMDL) Regulations	Work with the RWQCBs during the official formulation and adoption process for TMDL regulations affecting Sonoma County (Policy reference: WR-1e).	RWQCB/PRMD	Ongoing	Underway	Review and participation with other Agency programs	WR04
Grading Ordinance and Erosion and Sediment Control	Prepare, adopt, and implement a revised grading, erosion and sediment control ordinance to include slope-related standards and standards for orchards and vineyards (Policy reference: WR-1g, -1h, -1l).	PRMD/AG COM	2009	Completed	Completed as part of the Grading Ordinance, adopted in 2009	WR05
Well Permits and Procedures	Prepare, adopt, and implement a revised well permit ordinance that provides for improved data collection and monitoring of groundwater. Prepare revised procedures for proving adequate ground water for discretionary projects (Policy reference: WR-2c, -2d, -2e).	PRMD	2012	Underway	Draft ordinance under review	WR06
Groundwater Monitoring, Annual Report, Area Studies, and Evaluation	Establish a ground water database and monitoring program consisting of well permit data and basin studies. Prepare an annual report to the Board of Supervisors assessing the current status of groundwater conditions in the unincorporated area and evaluating the need for any special studies and/or management actions that may be necessary in problem areas. The initial reports would focus on the recommendations from the groundwater studies in the Joy Road, Mark West Springs, and Bennett Valley areas, as well as the Sonoma Valley Groundwater Management Plan (Policy reference: WR-1t, -2d, -2g, -2h, -2i, 2j, -2m, -3a, -3i, -3m, -4c, -6a).	PRMD	Unknown	Not Started	Funding has not been identified for collection of additional monitoring data needed to compile annual reports.	WR07
Public Water Supply Plans	Develop an information sharing program in cooperation with public water suppliers as necessary to make appropriate data available to the public pertaining to water supply and water use in each supplier's jurisdiction. Cooperate with public water suppliers in the development and implementation of measures necessary to protect the water quality of its water supply sources (Policy reference: WR-3a, -3b, -3c, -3d, -3e, -3g, -3h, -4d, -4e, -4i).	PRMD WATER SUPPLIERS	Ongoing	Underway	Grading Ordinance, adopted in 2009, addresses standards for drainage and erosion control. Water Efficient Landscape Ordinance addresses water conservation.	WR08

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2010 Status of GP2020 Implementation Programs

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Integrated Water Resources Funding	Work with public water suppliers, utility districts, stakeholder groups and interested parties to seek and secure outside funding sources for Water Resources Element programs and associated plans. Sources considered should include acquisition of critical watershed areas by the Sonoma County Agricultural Preservation and Open Space District and establishing a stewardship fund derived from the use and off-site sale of extracted groundwater to provide a financial base for the on-going protection, monitoring and management of the groundwater resource (Policy reference: Implementation programs 1-8 above).	SCWA PRMD SCAPOSD	Ongoing	Underway	Groundwater plan for Sonoma Valley completed. Groundwater plan for Laguna de Santa Rosa basin underway.	WR9
Watershed Planning	Seek funding opportunities for collaborative watershed planning approaches to water quantity and quality enhancement and protection by watershed groups, resource conservation districts, scientific research programs, and other interested parties, where such an approach is the desired method of accomplishing the program objectives (Policy reference: WR-1a, -1c, -1e, -1f, -2j, -3r, -6a, -6b).	PRMD AGENCIES	Unknown	Not Started	Develop workplan and identify implementation priority. Subject to staff availability. Stakeholders need to be identified for individual watershed areas.	WR10
Water Conservation in New Development	Prepare, adopt, and implement an ordinance that requires water-conserving plumbing in all new dwellings and water-conserving plumbing and water-conserving landscaping in all new development projects. Develop programs to reduce water demand and increase groundwater recharge (Policy reference: WR-4b, -4e).	PRMD SCWA	2009	Completed	Program implemented by Water Efficient Landscape Ordinance and Green Building standards.	WR11
Reclaimed Water	Revise County Codes in order to enable greater re-use of recycled water where appropriate to the use (Policy Reference: WR-4j).	PRMD	2013	Not Started	Development Code Update Phase II	WR12

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2010 GP2020 Housing Programs Progress Report

HCD Table C

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
2.1 SUSTAIN EXISTING AFFORDABLE HOUSING PROGRAMS AND AFFORDABLE UNITS						
Continuation of Housing Production and Programs	Support CDC's activities and strategies outlined in the Consolidated Plan and Continuum of Care.	CDC	Ongoing	Underway	Ongoing	1
Continuation of Housing Production and Programs	Require that at least 30% of the units assisted with CFF funds be affordable to extremely-low income households.	CDC	Ongoing	Underway	Ongoing	1
Retention of Affordable Units	Inventory and monitor 293 at-risk affordable units in unincorporated area of county on an ongoing basis.	CDC	Ongoing	Underway	Ongoing	2
Retention of Affordable Units	Contact owners of these units at least one year prior to the expiration of affordability restrictions to gauge their interest in continuing affordability restrictions.	CDC	Ongoing	Underway	Ongoing	2
Retention of Affordable Units	Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures.	CDC	Ongoing	Underway	Ongoing	2
Retention of Affordable Units	Assist qualified entities and developers with the acquisition of these properties or the extension of affordability restrictions using CDBG, HOME, CFF, and RDA funds.	CDC	Ongoing	Underway	Ongoing	2
Retention of Rental Housing Stock	Advocate for state legislation to address this issue.	PRMD	Ongoing	Underway	Advocate for passage of SB444 in 2011 (Evans - Map Act amendments for Mobile Home Parks)	3
Retention of Rental Housing Stock	Implement state law through its Mobile Home Park Conversion Ordinance.	PRMD	FY 09/10	Completed	Ordinance invalidated by Court Order. Implement through state law only.	3
Retention of Rental Housing Stock	Consider a Condominium Conversion Ordinance.	PRMD	2011	Underway	Development Code Update	3
Density Bonus Programs	Continue State Density Bonus Program.	PRMD	Ongoing	Underway	Ongoing Program - Updated in 2006	4
Density Bonus Programs	Continue County Supplemental Density Bonus Program.	PRMD	Ongoing	Underway	Ongoing Program - Updated in 2006	4
Density Bonus Programs	Continue Type A Housing Opportunity Program	PRMD	Ongoing	Underway	Ongoing Program - Updated in 2006	4
Density Bonus Programs	Continue Type C Housing Opportunity Program	PRMD	Ongoing	Underway	Ongoing Program - Updated in 2006	4
Density Bonus Programs	Evaluate these programs and determine if the programs can be expanded or modified to create additional opportunities for housing.	PRMD	Ongoing	Underway	Ongoing	4
Incentives and Constraint Removal	Update the Zoning Code to provide compliance with Government Code 65915 provisions related to incentives and development standards for affordable density bonus projects.	PRMD	2010	Completed	Approved March 30, 2010	5

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2010 GP2020 Housing Programs Progress Report

HCD Table C

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Criteria for Vacation Rentals and Time-Shares	Evaluate the impact of vacation rentals and time shares on urban residential land use classifications (R1, R2 and R3).	PRMD	2010	Completed	Vacation Rental Ordinance adopted November 2010	6
Criteria for Vacation Rentals and Time-Shares	Limit the loss of these residential lands and certain types of residential uses to visitor-serving uses.	PRMD	2010	Completed	Vacation Rental Ordinance adopted November 2010	6
Criteria for Vacation Rentals and Time-Shares	Work with the vacation rental community and stakeholder groups to develop ordinance that meets the needs of vacation home owners and neighbors while preserving the urban housing stock.	PRMD	2010	Completed	Vacation Rental Ordinance adopted November 2010	6

Attachment 2

2010 GP2020 Housing Programs Progress Report

HCD Table C

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
2.2 PROMOTE THE USE OF AVAILABLE SITES FOR AFFORDABLE HOUSING CONSTRUCTION AND PROVIDE ADEQUATE INFRASTRUCTURE						
Summary of Housing Sites & Site Data Sheets	Publish a list summary of available housing sites and sites for mixed-use projects.	PRMD	Ongoing	Underway	Available at PRMD	7
Summary of Housing Sites & Site Data Sheets	Update list annually and make available both in printed form and on the Internet.	PRMD	Ongoing	Underway	Printed version complete. Internet version needs to be made accessible.	7
Summary of Housing Sites & Site Data Sheets	Establish and maintain site data sheets for inventoried sites.	PRMD	Ongoing	Underway	Available at PRMD. To be updated in 2011	7
Information about Affordable Housing	Provide, maintain and distribute informational materials about its affordable housing programs, as well as materials to educate the public about the need for affordable housing and the importance of good design for housing and conservation.	CDC, PRMD	Ongoing	Underway	Staff from PRMD and CDC Committee provide pre-application assistance to potential affordable housing developers.	8
Priority Processing for Affordable Housing	Require all Departments to provide priority processing for affordable and farmworker housing.	PRMD, other County permitting agencies	Ongoing	Underway	PRMD works with Public Works, Regional Parks and CDC staff to facilitate processing	9
Staff for Housing Implementation & Processing	Provide funding for staffing needed to implement the programs outlined in this Housing Element.	CDC, PRMD	Ongoing	Underway	\$100k from TOT funds allocated to staff affordable housing programs. Seeking additional funding for FY 2011/12	10
Staff for Housing Implementation & Processing	Provide fast-track processing for affordable housing projects.	CDC, PRMD	Ongoing	Underway	Priority processing policy and procedures in place	10
Additional Sites for Housing	Work with developers and service providers to identify additional sites within and adjacent to Urban Service Areas that might be appropriately re-designated for higher-density, affordable, and special needs housing.	CDC, PRMD	Ongoing	Underway	In addition to the sites adopted with the General Plan Update in 9/2008, Affordable Housing Overlay zone has been added to 2 additional sites.	11
Additional Sites for Housing	Identify suitable sites within or proximate to the 3 redevelopment areas.	CDC, PRMD	Unknown	Not Started	Develop Work Plan and Priority	11
Continued Mitigation Opportunities for Housing Sites	Participate in regional sensitive habitat and endangered species conservation efforts.	PRMD	Ongoing	Underway	Ongoing	12
Utility Providers Responsibility to Prioritize Service	Notify all public sewer and water providers of their responsibility under State law to give affordable housing projects priority for existing service capacity.	PRMD	Ongoing	Underway	Ongoing	13
Utility Providers Responsibility to Prioritize Service	Distribute the General Plan Housing Element, and any amendments thereto, within 60 days of its adoption.	PRMD	Ongoing	Underway	Ongoing	13
Utility Providers Responsibility to Prioritize Service	Encourage providers to retain adequate water and/or sewer service capacities to serve developments which provide affordable units.	PRMD	Ongoing	Underway	Ongoing	13

Attachment 2

2010 GP2020 Housing Programs Progress Report

HCD Table C

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
2.3 PROMOTE PRODUCTION OF AFFORDABLE HOUSING UNITS						
Growth Management Programs	Review and revise currently implemented growth control programs in the Sonoma Valley and Sebastopol environs, if necessary, to ensure that they do not become an unnecessary constraint to the development of housing.	PRMD	Unknown	Not Started	Develop Work Plan and Priority	14
Review LOS and Noise Standards	Review General Plan standards such as Level of Service (LOS) standards and maximum outdoor noise standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of affordable housing.	PRMD	2011	Underway	Preliminary draft noise guidelines have been developed for use in noise studies. Traffic standards under review and development.	15
"J" Combining District	Eliminate the "J" (Mobile Home Exclusion) Combining District in order to allow manufactured homes on any residential lot.	PRMD	FY 10/11	Completed	Approved March 30, 2010	16
Review "Z" Combining District	Review the "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres county-wide, and consider removing the restrictions where they are not necessary.	PRMD	FY 10/11	Underway	BOS directed Program be implemented on a case-by-case basis. Develop work plan and priorities for future county-wide implementation	17
Type C Housing Program Expansion	Expand current Type C (100% density bonus) program to also allow Type C projects on UR sites with mapped densities of 2 to 3 units per acre.	PRMD	Unknown	Not Started	Develop Work Plan and Priority	18
Homeless Shelters as Use-by-Right	Amend the Zoning Code to remove the use permit requirement and establish standards for small-scale homeless shelters (up to 10 beds) in the C3, LC and M1 zoning districts.	PRMD	FY 09/10	Completed	Approved March 30, 2010	19
Homeless Shelters as Use-by-Right	Remove the use permit requirement and establish standards for emergency homeless shelters (no limit on beds) in the M1 and PF zoning districts.	PRMD	FY 09/10	Completed	Approved March 30, 2010	19
Regulations for Farmworker Housing	Review the existing Zoning Code provisions governing agricultural employee and farm family housing in order to identify any potential changes that would result in greater production of affordable housing units.	PRMD	FY 10/11	Completed	Completed 03/30/2010	20
Single Room Occupancy	Provide additional incentives and programs to encourage the preservation of existing SRO housing and the creation of new SRO housing.	PRMD	Unknown	Not Started	Develop Work Plan and Priority	21
Long Term Residency in Campgrounds	Consider amending its zoning ordinance to allow long-term residential occupancy of travel trailers and recreational vehicles in existing campgrounds as part of a pilot program	PRMD	2011	Underway	Program will be part of the Integrated Development Code.	23
Flexible Development Standards for Infill Projects	Amend the subdivision ordinance to reduce regulatory impediments and development costs to new residential development on infill parcels unable to meet current subdivision criteria.	PRMD	FY 11/12	Completed	Approved March 30, 2010	24
Minimum Residential Densities	Require that all discretionary projects on Urban Residential lands achieve, at a minimum, the densities established by the General Plan and Zoning.	PRMD	Ongoing	Underway	Ongoing - continue staff training	25
Additional -AH Sites for Housing	Extend the Affordable Housing Combining District program to allow additional multi-family affordable housing projects in light industrial and/or commercial zones.	PRMD	FY 11/12	Not Started	Develop Work Plan and Priority	26

Attachment 2

2010 GP2020 Housing Programs Progress Report

HCD Table C

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
2.4 Continue to Provide Funding for Affordable Housing						
Permanent Affordable Housing Stock	Devote housing set-aside funds specifically to the production of new permanent affordable units and/or the rehabilitation of existing units which would be added to the permanent affordable stock through affordability restrictions.	PRMD	Ongoing	Underway	Ongoing	27
Permanent Affordable Housing Stock	Fund rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderate-income households to enable them to retain safe and affordable housing.	PRMD	Ongoing	Underway	Ongoing	27
Permanent Affordable Housing Stock	Consider increasing the 20 percent set-aside.	PRMD	Ongoing	Underway	Ongoing	27
Tiered Fee Structure	Create a tiered fee structure of with two or more levels.	PRMD, CAO	FY 12/13	Not Started	Develop Work Plan and Priority	28
County-Owned Land for Affordable Housing	Lease land for affordable and farmworker housing on a limited basis, in order to reduce the cost of affordable housing construction through low land lease rates.	CAO, General Services	Ongoing	Underway	Ongoing on limited basis	29
Conversion of Market-Rate Mobile Home Parks	Assist in the purchase of existing mobile home parks in order to increase affordability.	PRMD, CDC, local on profits	Ongoing	Underway	Ongoing	30
Conversion of Market-Rate Mobile Home Parks	Provide staff resources to non-profits and residents when funding and staffing levels permit.	PRMD, CDC, local on profits	Ongoing	Underway	Ongoing	30
Funding Preference to Non-profits	Promote unit affordability by giving discretionary funding preference to nonprofit developers when it is practicable to do so.	CDC	Ongoing	Underway	Ongoing	31
Community Land Trust Model	Create perpetually affordable housing units using the community land trust (CLT) model.	PRMD, CDC	Ongoing	Not started	Funding has not been identified. Develop Work Plan and Priority.	32
Predevelopment Funding	Use CDBG, RDA and CFH funds, and consider use of any other funding sources created pursuant to the policies of the Element, for financing predevelopment activities for affordable and special needs housing projects.	CDC	Ongoing	Underway	Ongoing	33
Recreation and Visitor-Serving Uses	Increase opportunities for recreation and visitor-serving uses.	PRMD	Ongoing	Underway	Criteria for designation adopted with GP2020 in 2008; Review sites for additional designations.	34
County Employee Housing Assistance Programs	Continue to offer these programs, and to increase them as opportunities permit.	CDC	Ongoing	Suspended	Programs currently suspended due to lack of funding.	35
Long-Term Affordability Mechanism	Change long-term affordability mechanism for ownership units to a "below market rate" restricted sales price approach.	PRMD, CDC	FY 12/13	Not Started	Develop Work Plan and Priority	36

Attachment 2

2010 GP2020 Housing Programs Progress Report

HCD Table C

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Funding Priorities for Rental and Ownership Projects	Set CFF funding priorities for rental and ownership affordable housing projects.	CDC	FY 12/13	Not Started	Develop Work Plan and Priority	37

Attachment 2

2010 GP2020 Housing Programs Progress Report

HCD Table C

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
2.5 Promote Production of Housing Units for Special Needs						
Group Homes & Transitional Housing	Amend zoning ordinance to reduce constraints on group homes and licensed residential and healthcare facilities, and to remove constraints on transitional housing and permanent supportive housing.	PRMD	FY 09/10	Completed	Approved March 16, 2010. Future amendments may be developed.	38
Inter-Jurisdictional Housing Committee	Support an interjurisdictional housing coordinating committee to facilitate affordable and special needs housing projects.	CAO, CDC	Ongoing	Underway	Ongoing	39
Homeless Shelters	Amend Zoning Code to specify that any standards imposed on a homeless shelter shall not constrain, but shall encourage and facilitate the development and operation of the shelter.	PRMD	FY 09/10	Completed	Approved March 16, 2010	40
Homeless Survey	Participate with other jurisdictions in funding a comprehensive survey of the homeless in Sonoma County.	CDC	Ongoing	Underway	Ongoing	41
Transitional, Supportive Housing By-right	Amend Zoning Code to allow transitional and permanent supportive housing in all residential land use categories.	PRMD	FY 09/10	Completed	Completed 03/30/2010	42
Existing Group Homes	Inventory existing group home facilities and determine the sustainability of these operations.	PRMD, CDC	Unknown	Not Started	Funding source needs to be identified. Develop Work Plan and Priority	43
Existing Group Homes	Amend Zoning Code or providing incentives or other considerations as needed to sustain these existing facilities and to develop additional facilities.	PRMD, CDC	FY 11/12	Completed	Completed 03/30/2010	43
Reasonable Accommodations	Provide reasonable accommodations through implementation of Reasonable Accommodations Ordinance ("Article 93")	PRMD	Ongoing	Underway	Ongoing; Ordinance adopted 2004; continue staff training	44
Funding for Fair Housing Program	Fund operation of a fair housing program.	CDC	Ongoing	Underway	Ongoing	45
Fair Housing Information & Referrals	Provide referrals to nonprofit Fair Housing programs.	PRMD, CDC	Ongoing	Underway	Ongoing	46
Fair Housing Information & Referrals	Make information available to customers at a wide range of public locations throughout the County.	PRMD, CDC	Ongoing	Underway	Ongoing	46
Inventory & Encourage Farmworker Housing	Inventory existing farmworker housing units.	PRMD	FY 11/12	Not Started	Develop Work Plan and Priority	47
Inventory & Encourage Farmworker Housing	Amend Zoning Code to increase opportunities for these types of housing where needed.	PRMD	FY 11/12	Not Started	Develop Work Plan and Priority	47

Attachment 2**2010 GP2020 Housing Programs Progress Report****HCD Table C**

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
Consider Assessment for Farmworker Housing	Work with growers to consider support for an assessment district on a per acre basis.	CAO, CDC, PRMD	FY 11/12	Not Started	Develop Work Plan and Priority	48
Revised Standards for Farmworker Housing	Amend Zoning Code to revise standards such as to allow a longer period of occupancy for seasonal farmworker bunkhouses, and to allow a larger number of residents during peak harvest seasons.	PRMD	FY 11/12	Not Started	Develop Work Plan and Priority	49
Farmworker Housing Task Force	Create a Task Force to work with community partners to further identify and address farmworker housing needs.	CAO, CDC, PRMD	FY 11/12	Not Started	Develop Work Plan and Priority	50
Universal Design	Adopt a Universal Design Ordinance for new residential construction.	PRMD	FY 10/11	Not Started	Develop Work Plan and Priority	51

Attachment 2

2010 GP2020 Housing Programs Progress Report

HCD Table C

Program Title	Program Description	Responsibility	Estimated Completion	2010 Status	Comments/Next Steps	#
2.6 Improve Conservation of Energy and Natural Resources						
Weatherization & Rehabilitation Assistance	Administer programs that provide loans, grants, and matching funds for rehabilitation and retrofitting, which can include energy efficient improvements.	PRMD, CDC	Ongoing	Underway	Financing assistance through AE811 is available to finance energy and water conservation retrofits. Program may be expanded in future.	52
Energy & Water Conservation & Efficiency	Provide a variety of materials related to energy and water conservation, energy efficiency, green building, and recycling.	PRMD	Ongoing	Underway	Incorporate into Checklists; Green building display at PRMD	53
Priority to Energy & Water Efficient & Green Projects	Prioritize the award of CFH monies to include affordable housing projects which provide cost-effective energy and water efficiency measures that exceed State standards.	PRMD, CDC	2011	Underway	Ordinance development underway	54
Priority to Energy & Water Efficient & Green Projects	Consider other criteria that reduce GHG, such as the use of recycled and green building materials, in establishing funding priorities.	PRMD, CDC	2011	Underway	Ordinance development underway	54
Residential Construction Site Waste Recycling	Adopt a construction site waste reduction and recycling ordinance that would be applicable to new residential or mixed use developments over a certain size.	PRMD	2011	Underway	Ordinance development underway	55
Green Building Ordinance	Adopt a Green Building Ordinance.	PRMD	FY 09/10	Completed	Incorporate into Checklists	56
Checklists for Residential Developers	Provide checklists to implement new housing element policies.	PRMD	FY 10/11	Not Started	Develop Work Plan and Priority	57

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	County of Sonoma		
Reporting Period	01/01/2010 - 31-Dec-10		

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	Housing Development Information				5 Total Units per Project	Housing with Financial Assistance and/or Deed Restrictions		8 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Affordability by Household Incomes					Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units		
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income						
Fife Creek Commons	5+	R	34	13	1		48	48	TCAC, MHP, HOME, RDA, CFH	47	1 manager unit - BHDC	
433 Davis, Penngrove	SU	R		1			2				1 attached 2nd du	
14310 Morelli, Graton	SU	R		1			2				1 attached 2nd du	
3177 Burkhardt, Twi	SU	R		1			2				1 attached 2nd du	
923 Grove, Agua Cal	SU	R			1		1				1 detached 2nd du	
6395 Orchard Station	SU	R			1		1				1 detached 2nd du	
11123 Dell Forestville	SU	R			1		1				1 detached 2nd du	
4930 Vine Hill Rd	SU	R			1		1				1 detached 2nd du	
2208 Thornsberry	SU	R			1		1				1 detached 2nd du	
8180 Appian Way	SU	R			1		1				1 detached 2nd du	
1142 Highland Ranch	SU	R			1		1				1 detached 2nd du	
821 Meadowlark	SU	R			1		1				1 detached 2nd du	
823 Meadowlark	SU	R			1		1				1 detached 2nd du	
24100 Meadowlark	SU	R			1		1				1 detached 2nd du	
104 Lafayette	SU	R			1		1				1 detached 2nd du	
17950 Highlands	SU	R			1		1				1 detached 2nd du	
15697 Hwy 12 GLE	SU	R			1		1				1 detached 2nd du	
4354 Stony Point	SU	R			1		1				1 detached 2nd du	
464 Sonoma Mtn	SU	R			1		1				1 detached 2nd du	
3201 Wood Valley	SU	R			1		1				1 detached 2nd du	
4714 Guenza Rd	SF	R		1							ag employee unit w/recorded covenant	
4716 Guenza Rd	SF	R		1							ag employee unit w/recorded covenant	
7255 Lakeville 3	SF	R		1							ag employee unit w/recorded covenant	
(9) Total of Moderate and Above Moderate from Table A3 ► ►			0	25	25							
(10) Total by Income Table A/A3 ► ►	34	19	17	25	95	48						
(11) Total Extremely Low-Income Units*	Fife Creek Commons - 17 units @ 30% AMI											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT***Housing Element Implementation***

(CCR Title 25 §6202)

Jurisdiction	County of Sonoma		
Reporting Period	01/01/2010	-	31-Dec-10

Table A2**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Sonoma
 Reporting Period 01/01/2010 - 31-Dec-10

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate		0	0			0	
No. of Units Permitted for Above Moderate	25					25	

* Note: This field is voluntary

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Calendar Year		2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	319	0	0	34						34	285
	Non-deed restricted		0	0	0						0	
Low	Deed Restricted	217	2	0	0	13					15	169
	Non-deed restricted		12	2	13	6					33	
Moderate	Deed Restricted	284	0	0	0						0	142
	Non-deed restricted		55	35	15	17					122	
Above Moderate		564	231	70	48	25					374	190
Total RHNA by COG. Enter allocation number:	1,364	300	107	76	95						576	786
Total Units ► ► ►												
Remaining Need for RHNA Period ► ► ► ► ►												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

See Attachment 2 for Table C Data